

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM

Property ID: R33410

Property Information

property address: 2900 S TEXAS AVE

legal description: MITCHELL-LAWRENCE-CAVITT, BLOCK 7, LOT 1,2,3,4, "FIRST FEDERAL SAVINGS BANK"

owner name/address: FIRST FEDERAL S & L BRYAN

PO BOX 3758

BRYAN, TX 77805-3758

full business name: State Bank

land use category: Commercial-office

type of business: bank

current zoning: C2

occupancy status: occupied

lot area (square feet): 38,941

frontage along Texas Avenue (feet): 127.79

lot depth (feet): 199.58

sq. footage of building: 10,441

property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards

Improvements

# of buildings: 1 building height (feet): 15 # of stories: 1

type of buildings (specify): brick

building/site condition: 5

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify)

approximate construction date: 1957

accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no

sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☐ yes ☒ no (specify) (pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no

☐ dilapidated ☐ abandoned ☒ in-use

# of signs: 1 type/material of sign: E/N

overall condition (specify): good

removal of any dilapidated signs suggested? ☐ yes ☒ no (specify)

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no

# of available off-street spaces: 47

lot type: ☐ asphalt ☒ concrete ☐ other

space sizes: 8x14

sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition: good

end islands or bay dividers: ☐ yes ☒ no:

landscaped islands: ☐ yes ☒ no

### Curb Cuts on Texas Avenue

how many: 1 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☒ no

if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

### Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: \_\_\_\_\_

### Outside Storage

☐ yes ☒ no (specify) \_\_\_\_\_  
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☒ yes ☐ no

### Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

### Other Comments:

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